1 Matthew L. Johnson (6004)	
Russell G. Gubler (10889)	
JOHNSON & GUBLER, P.C.	
3 8831 West Sahara Avenue	
Las Vegas, NV 89117 4 Telephone (702) 388-1996	
4   Telephone (702) 388-1996   Facsimile (702) 471-0075	
5 mjohnson@mjohnsonlaw.com	
Attorneys for Schulte Properties LLC	
UNITED STATES BANKRU	PTCY COURT
DISRICT OF NEV	AND THE PROPERTY OF THE PROPER
	ADA
In Re:	No. 19 12724
Schulte Properties LLC,	No. 18-12734-mkn
Chapt	er 11
Debtor.	
NOTICE OF ICELLANCE	OF SUPPOENA
NOTICE OF ISSUANCE	OF SUBPOENA
TO: ALL INTERESTED PARTIES AND THEIR RESPEC	CTIVE COUNSEL
PLEASE TAKE NOTICE that SCHULTE PROPER	RTIES LLC ("SCHULTE"), through its
undersigned counsel, intends to serve the attached subpoens	as duces tecum on the following:
SN Servicing Corporation	
2525 Via Di Autostrada, Henderson, Nevada 89074	Exhibit 1
1194 Stormy Valley Rd., Las Vegas, Nevada 89123	
5609 San Ardo Pl., Las Vegas, Nevada 89130	Exhibit 3
922 Saddle Horn Dr., Henderson, Nevada 89002	Exhibit 4
8216 Peaceful Canyon Dr., Las Vegas, Nevada 8912	
8562 Lambert Drive, Las Vegas, Nevada 89147	Exhibit 6
4521 W. La Madre Way, North Las Vegas, Nevada	
1624 Desert Canyon Ct., Las Vegas, Nevada 89128	Exhibit 8
3322 Cheltenham Street, Las Vegas, Nevada 89129	Exhibit 9
Chase Home Finance LLC/JP Morgan Chase Bank	
6091 Pumpkin Patch Ave., Las Vegas, Nevada 8914	Proceedings of the Control of the Co
8216 Peaceful Canyon Dr., Las Vegas, Nevada 8912	
9020 Feather River Ct., Las Vegas, Nevada 89117	Exhibit 12

1	7873 Bridgefield Ln., Las Vegas, Nevada 89147 2460 Avenida Cortes, Henderson, Nevada 89074	Exhibit 13 Exhibit 14
2	2 100 11 cited Cottes, Hendelson, Nevada 67074	Exmort 14
3	Rushmore Loan Management	
4	4710 Brently Pl., Las Vegas, Nevada 89122	Exhibit 15
	Selene Finance LP	
5	2290 Surrey Meadows Ave., Henderson, Nevada 89052	Exhibit 16
6	9521 Sierra Summit Ave., Las Vegas, Nevada 89134	Exhibit 17
	276 Manzanita Ranch Lane, Henderson, Nevada 89012	Exhibit 18
7	4521 W. La Madre Way, North Las Vegas, Nevada 89031	Exhibit 19
8	1624 Desert Canyon Ct., Las Vegas, Nevada 89128	Exhibit 20
9	4710 Brently Pl., Las Vegas, Nevada 89122	Exhibit 21
10	Seterus Inc.	
	922 Saddle Horn Dr., Henderson, Nevada 89002	Exhibit 22
11	2525 Via Di Autostrada, Henderson, Nevada 89074	Exhibit 23
12	2290 Surrey Meadows Ave., Henderson, Nevada 89052	Exhibit 24
	1194 Stormy Valley Rd., Las Vegas, Nevada 89123	Exhibit 25
13	5609 San Ardo Pl., Las Vegas, Nevada 89130	Exhibit 26
14	2861 Marathon Dr., Henderson, Nevada 89074	Exhibit 27
	276 Manzanita Ranch Lane, Henderson, Nevada 89012	Exhibit 28
15	8562 Lambert Drive, Las Vegas, Nevada 89147	Exhibit 29
16	4521 W. La Madre Way, North Las Vegas, Nevada 89031	Exhibit 30
	1624 Desert Canyon Ct., Las Vegas, Nevada 89128	Exhibit 31
17	3322 Cheltenham Street, Las Vegas, Nevada 89129	Exhibit 32
18	4710 Brently Pl., Las Vegas, Nevada 89122	Exhibit 33
19	Shellpoint Mortgage Servicing	
20	2614 Sweet Leilani Ave., North Las Vegas, Nevada 89031	Exhibit 34
	5609 San Ardo Pl., Las Vegas, Nevada 89130	Exhibit 35
21	5709 Ridgetree Ave., Las Vegas, Nevada 89107	Exhibit 36
22	8216 Peaceful Canyon Dr., Las Vegas, Nevada 89128	Exhibit 37
	956 Ostrich Fern Ct., Las Vegas, Nevada 89183	Exhibit 38
23	1013 Golden Hawk Way, Las Vegas, Nevada 89108	Exhibit 39
24	1701 Empire Mine Dr., Henderson, Nevada 89014	Exhibit 40
	1392 Echo Falls Ave., Las Vegas, Nevada 89183	Exhibit 41
25	3729 Discovery Creek Ave., N. Las Vegas, Nevada 89031	Exhibit 42
26	3383 Cloverdale Ct., Las Vegas, Nevada 89117	Exhibit 43
4 3 J		

1	Specialized Loan Servicing LLC	
2	509 Canyon Greens Dr. Las Vegas, Nevada 89144	Exhibit 44
3	BAC Home Loans Servicing	
4	2614 Sweet Leilani Ave., North Las Vegas, Nevada 89031	Exhibit 45
	9521 Sierra Summit Ave., Las Vegas, Nevada 89134	Exhibit 46
5	5709 Ridgetree Ave., Las Vegas, Nevada 89107	Exhibit 47
6	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 48
7	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 49
8	9020 Feather River Ct., Las Vegas, Nevada 89117	Exhibit 50
9	1701 Empire Mine Dr., Henderson, Nevada 89014	Exhibit 51
6.21	3729 Discovery Creek Ave., N. Las Vegas, Nevada 89031	Exhibit 52
10	3383 Cloverdale Ct., Las Vegas, NV 89117	Exhibit 53
11	3322 Cheltenham Street, Las Vegas, Nevada 89129	Exhibit 54
12	4710 Brently Pl., Las Vegas, Nevada 89122	Exhibit 55
13		
14	Fannie Mae	
15	2525 Via Di Autostrada, Henderson, Nevada 89074	Exhibit 56
70	2290 Surrey Meadows Ave., Henderson, Nevada 89052	Exhibit 57
16	1194 Stormy Valley Rd., Las Vegas, Nevada 89123	Exhibit 58
17	5609 San Ardo Pl., Las Vegas, Nevada 89130	Exhibit 59
18	922 Saddle Horn Dr., Henderson, Nevada 89002	Exhibit 60
19	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 61
	2861 Marathon Dr., Henderson, Nevada 89074	Exhibit 62
20	276 Manzanita Ranch Lane, Henderson, Nevada 89012	Exhibit 63
21	4521 W. La Madre Way, North Las Vegas, Nevada 89031	Exhibit 64
22	1624 Desert Canyon Ct., Las Vegas, Nevada 89128	Exhibit 65
23	3322 Cheltenham Street, Las Vegas, Nevada 89129	Exhibit 66
24	T. III M.	
25	Freddie Mac	
	9521 Sierra Summit Ave., Las Vegas, Nevada 89134	Exhibit 67
26		

1	1013 Golden Hawk Way, Las Vegas, Nevada 89108	Exhibit 68
2	9020 Feather River Ct., Las Vegas, Nevada 89117	Exhibit 69
3	7873 Bridgefield Ln., Las Vegas, Nevada 89147	Exhibit 70
4	2460 Avenida Cortes, Henderson, NV 89074	Exhibit 71
5	Walls Force	
6	Wells Fargo 500 Conven Greens Dr. Les Veres Nevede 20144	( Eshibir 72
	509 Canyon Greens Dr. Las Vegas, Nevada 89144	Exhibit 72
7	1528 Splinter Rock Way, N. Las Vegas, Nevada 89031	Exhibit 73
8	276 Manzanita Ranch Lane, Henderson, Nevada 89012	Exhibit 74
9	Ocwen Loan Servicing LLC	
10	9521 Sierra Summit Ave., Las Vegas, Nevada 89134	Exhibit 75
11	956 Ostrich Fern Ct., Las Vegas, Nevada 89183	Exhibit 76
12	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 77
13	1392 Echo Falls Ave., Las Vegas, Nevada 89183	Exhibit 78
14	Nationstar DBA Mr. Cooper	
15	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 79
16	8562 Lambert Drive, Las Vegas, Nevada 89147	Exhibit 80
17	3322 Cheltenham Street, Las Vegas, Nevada 89129	Exhibit 81
18	Community I am Somisius I I C Am Demissor I am	
19	Community Loan Servicing LLC fka Bayview Loan 2614 Sweet Leileri Ave. N. Lee Veese Nevede 20031	E. Likit 00
20	2614 Sweet Leilani Ave., N. Las Vegas, Nevada 89031	Exhibit 82
	9020 Feather River Ct., Las Vegas, Nevada 89117	Exhibit 83   Exhibit 84
21	1701 Empire Mine Dr., Henderson, Nevada 89014	
22	3383 Cloverdale Ct., Las Vegas, NV 89117	Exhibit 85
23	7873 Bridgefield Ln., Las Vegas, Nevada 89147	Exhibit 86
24	2460 Avenida Cortes, Henderson, NV 89074	Exhibit 87
25		

26

1	Fifth Third Bank	
2	5218 Misty Morning Drive, Las Vegas, Nevada	Exhibit 88
3		
4	Green Tree Servicing	villa sullumen
5	3729 Discovery Creek Ave., N. Las Vegas, Nevada 89031	
	9020 Feather River Ct., Las Vegas, Nevada 89117	Exhibit 90
6	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 91
7	D' 1 E' '111 C	
8	Ditech Financial LLC	( P. 141 ) 00
9	1013 Golden Hawk Way, Las Vegas, Nevada 89108	Exhibit 92
10	3729 Discovery Creek Ave., N. Las Vegas, Nevada 89031	Exhibit 93
11	Fidelity Bank	
12	5524 Rock Creek Ln., Las Vegas, Nevada 89130	Exhibit 94
13		
200	Citimortgage	
14	1624 Desert Canyon Ct., Las Vegas, Nevada 89128	Exhibit 95
15		
16	Carrington Mortgage Services	
17	6091 Pumpkin Patch Ave., Las Vegas, Nevada 89142	Exhibit 96
18	Caliber Home Loans Inc	
19	9521 Sierra Summit Ave., Las Vegas, Nevada 89134	Exhibit 97
20	7521 Sierra Summit Ave., Las vegas, rievada 67154	Lamon 37
21	America's Servicing Company	
22	509 Canyon Greens Dr. Las Vegas, Nevada 89144	Exhibit 98
23		
24	American Home Mortgage Servicing Inc.	54 363 47
25	10317 Neopolitan Pl., Las Vegas, Nevada 89144	Exhibit 99
23		

1	BSI Financial Services	
2	922 Saddle Horn Dr., Henderson, Nevada 89002	Exhibit 100
3	City National Bank	
4	9500 Aspen Glow Drive, Las Vegas, Nevada 89134	Exhibit 101
5	5218 Misty Morning Drive, Las Vegas, Nevada	Exhibit 102
6		
7	Real Time Resolutions	
8	9020 Feather River Ct., Las Vegas, Nevada 89117	Exhibit 103
9	Image Finance LLC	
10	5709 Ridgetree Ave., Las Vegas, Nevada 89107	Exhibit 104
11	1528 Splinter Rock Way, N. Las Vegas, Nevada 89031	Exhibit 105
12	1624 Desert Canyon Ct., Las Vegas, Nevada 89128	Exhibit 106
13	Dated this Alay of May, 2021.	
14		DIGONA CUDUED D.C.
15	JOH	INSON & GUBLER, P.C.
16	<u>4</u>	nathy Myon
17	883	thew L. Johnson, Esq. SBN: 6004 1 W. Sahara Ave.
		Vegas, Nevada 89117 hnson@mjohnsonlaw.com
18		orney for Debtor Schulte Properties
19		
20		
21		
22		
23		
24		
25		
26		

## **CERTIFICATE OF SERVICE**

I hereby certify that I caused to be served a true and correct copy of NOTICE OF ISSUANCE OF SUBPOENA(S) in the following manner:

## [ x ] a. Electronic Service on dates of filing

Under Administrative Order 02-1 (Rev. 8-31-04) of the United States Bankruptcy Court for the District of Nevada, the above-referenced documents were electronically filed on the date hereof and served through the Notice of Electronic Filing automatically generated by that Court's facilities.

### [x] b. United States Mail on May 28, 2021

By depositing a copy of the above-referenced documents for mailing in the United States Mail, first class postage prepaid, at Las Vegas, Nevada, to the following parties, at their last known mailing addresses, on the date above written.

See attached service list.

I declare under penalty of perjury that the foregoing is true and correct.

Signed on: May 28, 2021 /s/ Shae Bode

An employee of Johnson & Gubler, PC

TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON BLVD, STE 220 LAS VEGAS, NV 89135

AKERMAN LLP 1635 VILLAGE CTR CR, STE 200 LAS VEGAS, NV 89134

> TRUSTEE CORPS. 17100 GILLETTE AVE IRVINE, CA 92614

MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117

ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148

ALDRIDGE PITTE LLP 4375 JUTLAND DR., STE 200 SAN DIEGO, CA 92117

MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117

WRIGHT, FINALY & ZAK, LLP 7785 W. SAHARA AVE., STE 200 LAS VEGAS, NV 89117

TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON BLVD, STE 220 LAS VEGAS, NV 89135

MCCALLA RAYMER LEIBERT PIERCE, LLP 1635 VILLAGE CENTER CIRCLE SUITE 130 LAS VEGAS, NV 89134 Freddie Mac 8250 Jones Branch Drive McLean, VA 22102

America's Servicing Company 1 Home Campus Des Moines, IA 50328-0001

Regina A. Habermas, Esq. GHIDOTTI | BERGER LLP 415 S. 6th Street, #310 Las Vegas, NV 89101

ALLISON SCHMIDT 8716 SPANISH RIDGE AVE STE. 115 LAS VEGAS, NV 89148

GREGORY P. CAMPBELL 7220 SOUTH CIMARRON ROAD, SUITE 140 LAS VEGAS, NV 89113

7220 SOUTH CIMARRON ROAD, SUITE 140 LAS VEGAS, NV 89113

MALCOLM & CISNEROS, A LAW CORP 2112 BUSINESS CENTER DR., 2ND FLR IRVINE, CA 92612

TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON BLVD, STE 220 LAS VEGAS, NV 89135

WRIGHT, FINALY & ZAK, LLP 7785 W. SAHARA AVE., STE 200 LAS VEGAS, NV 89117

COMMUNITY LOAN SERVICING, LLC 4425 PONCE DE LEON BLVD, 5TH FLR CORAL GABLE, FL2145 33146 Carrington Mortgage Services, LLC P.O. Box 5001 Westfield, IN 46074

City National Bank Corporate
Headquarters:
City National Bank
555 S. Flower Street
Los Angeles, California 90071

American Home Mortgage Servicing 4600 Regent Blvd. Irving, TX 75063

> Real Time Resolutions 1349 Empire Central #150 Dallas, TX 75247

Image Finance LLC 4751 Wilshire Blvd. Los Angeles, CA 90010

# EXHIBIT 1

#### Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 10 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

Di	strict of	NEVADA	
re SCHULTE PROPERTIES LLC			
Debtor		10.10701	
(Complete if issued in an adversary proceeding)	Case No.	18-12734-mkn	
(Compress y issued in an activistic proceeding)	Chapter	11	
Plaintiff			
V,	Adv. Dena	No	
	Auv. Proc.	No	
Defendant			
SUBPOENA TO PRODUCE DOCUMENTS, INSPECTION OF PREMISES IN A BANKRU		그는 그 이 사람이 되었다면 이 것 같아요~~ 하다면 그렇게 되었다. 얼마나 없는데	
To: Regina A. Habermas, Esq. GHIDOTTI   BERGER LLP	415 S. 6th Str	eet, #310 Las Vegas, NV 89101	
(Name of person t	o whom the subp	oena is directed)	
documents, electronically stored information, or objects, and material: See Exhibit A, attached hereto	- vo pomite mop		rung of the
DE LOT			
PLACE		DATE AND TIME	
PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 89117  Inspection of Premises: YOU ARE COMMANDED to	permit entry o	06/27/21	10:00 am
	ite, and location	onto the designated premises, land set forth below, so that the req	nd, or uesting party
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the	te, and location te property or a e applicable in ule 45(d), relat	onto the designated premises, land a set forth below, so that the required ny designated object or operation DATE AND TIME.  bankruptcy cases by Fed. R. Baing to your protection as a personal product of the product o	nd, or uesting party on on it. ankr. P. 9016, are on subject to a
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE  The following provisions of Fed. R. Civ. P. 45, mad attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.	te, and location te property or a e applicable in ule 45(d), relat	onto the designated premises, land a set forth below, so that the required ny designated object or operation DATE AND TIME.  bankruptcy cases by Fed. R. Baing to your protection as a personal product of the product o	nd, or uesting party on on it. ankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE  The following provisions of Fed. R. Civ. P. 45, made attached — Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	te, and location te property or a e applicable in ule 45(d), relat	onto the designated premises, land a set forth below, so that the required ny designated object or operation DATE AND TIME.  bankruptcy cases by Fed. R. Baing to your protection as a personal product of the product o	nd, or uesting party on on it. ankr. P. 9016, are on subject to a
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Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE  The following provisions of Fed. R. Civ. P. 45, made attached — Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	te, and location te property or a e applicable in ule 45(d), relat	onto the designated premises, land a set forth below, so that the required ny designated object or operation DATE AND TIME.  bankruptcy cases by Fed. R. Baing to your protection as a personal product of the product o	nd, or uesting party on on it. ankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE  The following provisions of Fed. R. Civ. P. 45, made attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	e applicable in ule 45(d), relat respond to this	onto the designated premises, land a set forth below, so that the required ny designated object or operation DATE AND TIME.  bankruptcy cases by Fed. R. Baing to your protection as a person subpoena and the potential con	nd, or uesting party on on it. ankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE  The following provisions of Fed. R. Civ. P. 45, made attached — Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	e applicable in ule 45(d), relat respond to this	onto the designated premises, land a set forth below, so that the required ny designated object or operation DATE AND TIME.  bankruptcy cases by Fed. R. Baing to your protection as a personal product of the product o	nd, or uesting party on on it. ankr. P. 9016, are on subject to a
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE  The following provisions of Fed. R. Civ. P. 45, made attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	e applicable in ule 45(d), relat respond to this	onto the designated premises, land a set forth below, so that the requipment of party of the designated object or operation of the designated obje	nd, or uesting party on on it. ankr. P. 9016, ar on subject to a asequences of no

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 11 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	any):	
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
Unless the subpoena was issued on behalf of the United Stat witness the fees for one day's attendance, and the mileage al My fees are \$ for travel and \$ for second		
I declare under penalty of perjury that this informati	on is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compalling traduction or increasing.

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

# **EXHIBIT A**

2525 Via Di Autostrada, Henderson, Nevada 89074 SN Servicing Corporation Loan #0000288703

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 2

#### Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 15 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

UNITED STATE	S BANKRUI	PTCY COURT	
	District of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor	0	10 10724 mkn	
(Complete if issued in an adversary proceeding)	Case No	18-12734-mkn	
	Chapter	11	
Plaintiff			
V.	Adv. Proc.	No.	
Defendant			
SUBPOENA TO PRODUCE DOCUMENT INSPECTION OF PREMISES IN A BANK To: Regina A. Habermas, Esq. GHIDOTTI   BERGER	KRUPTCY CASE	E (OR ADVERSARY PRO eet, #310 Las Vegas, NV 8910	OCEEDING)
Production: YOU ARE COMMANDED to production documents, electronically stored information, or objects material: See Exhibit A, attached hereto			
PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE	e, date, and location	set forth below, so that the re	questing party
Tunco		DATE AND TIME	
The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of complianc subpoena; and Rule 45(e) and 45(g), relating to your dut doing so.  Date:	e; Rule 45(d), relati	ng to your protection as a per-	son subject to a
CLERK OF COURT			
	OR	Virtue and assert	
	4	natthe Adhun	
Signature of Clerk or Deputy Cle	erk	Attorney's signature	
The name, address, email address, and telephone numbe Schulte Properties LLC , who issues or requ	uests this subpoena,	are:	
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegi			1, (702)471-0065
Notice to the person w	ho issues or reques	sts this subpoena	

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 16 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if	'any):	
on (date)		
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
Unless the subpoena was issued on behalf of the United Stat witness the fees for one day's attendance, and the mileage al	tes, or one of its officers or agents, I have also tendered to the llowed by law, in the amount of \$	
My fees are \$ for travel and \$ for se	rvices, for a total of \$	
I declare under penalty of perjury that this informati	on is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer, or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that.

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

(1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:

(A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored

information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must.

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

1194 Stormy Valley Rd., Las Vegas, Nevada 89123 SN Servicing Corporation Loan #0000288702

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
  - 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
  - 3. Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
  - Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
  - Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
  - Internal communications such a memoranda, handwritten notes, etc. as well as all
    electronically-stored information such as e-mails, telephone recordings, and
    correspondences from the Debtor.
  - 7. Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 3

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 20 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

United States	BANKRU	PTCY COURT
	District of	NEVADA
re SCHULTE PROPERTIES LLC		
Debtor	and the second	40 407041
(Complete if issued in an adversary proceeding)	Case No.	18-12734-mkn
(Complete if issued in an adversary proceeding)	Chapter	11
<u></u>	Chapter _	
Plaintiff V.		13.
7.9	Adv. Proc	. No
Defendant		
SUBPOENA TO PRODUCE DOCUMENT INSPECTION OF PREMISES IN A BANK  To: Regina A. Habermas, Esq. GHIDOTTI   BERGER L	RUPTCY CAS	E (OR ADVERSARY PROCEEDING)
	on to whom the sub	
(indine of perso	en se mirem me suo	harm or an arrest
documents, electronically stored information, or objects, material: See Exhibit A, attached hereto	and to permit ins	
PLACE		DATE AND TIME
831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21 10:00 am
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or sample PLACE	, date, and location	on set forth below, so that the requesting party
The following provisions of Fed. R. Civ. P. 45, n attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your duty	; Rule 45(d), rela	ting to your protection as a person subject to a
doing so.		
Date:		
CLERK OF COURT		
555111 01 555111		
	OR y	Marker Le Deliner
Constitute of Clark and David Cl	w/s	many from
Signature of Clerk or Deputy Cle	r K	Attorney's signature
The name, address, email address, and telephone number Schulte Properties LLC , who issues or reque	ests this subpoens	i, are:
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vega		
Notice to the person wh	io issues or requ	ests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	f any):	
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
Unless the subpoena was issued on behalf of the United Sta witness the fees for one day's attendance, and the mileage a My fees are \$ for travel and \$ for se		
I declare under penalty of perjury that this informat	tion is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

5609 San Ardo Pl., Las Vegas, Nevada 89130 SN Servicing Corporation Loan #0000287759

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 4

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 25 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

UNITED STATES		
I	District of	NEVADA
n re SCHULTE PROPERTIES LLC		
Debtor	Case No.	18-12734-mkn
(Complete if issued in an adversary proceeding)	Cuse 1401	
	Chapter	11
Plaintiff		
V.	Adv. Proc.	. No
Defendant		
SUBPOENA TO PRODUCE DOCUMENTS INSPECTION OF PREMISES IN A BANKE	RUPTCY CASI	E (OR ADVERSARY PROCEEDING)
To: Regina A. Habermas, Esq. GHIDOTTI   BERGER LL	P 415 S. 6th Str to whom the subp	
(traine of person	mioni ine autop	same as all same
■ Production: YOU ARE COMMANDED to produce	at the time, date,	, and place set forth below the following
documents, electronically stored information, or objects, a	nd to permit insp	pection, copying, testing, or sampling of the
material: See Exhibit A, attached hereto		
N. LOS		DAME VANDOM POLICE
PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 89117		DATE AND TIME 06/27/21 10:00 am
5001 VV. Gallara Ave., Las Vegas, Nevada 65117		00/21/21 10.00 am
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, of may inspect, measure, survey, photograph, test, or sample	date, and location	n set forth below, so that the requesting party
PLACE		DATE AND TIME
The following provisions of Fed. R. Civ. P. 45, ma attached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.	Rule 45(d), relat	ting to your protection as a person subject to a
Date:		
CLERK OF COURT		
	OR c	
	9	northur Dhulas
Signature of Clerk or Deputy Clerk		Attorney's signature
The name, address, email address, and telephone number of Schulte Properties LLC who issues or requestions.		
The name, address, email address, and telephone number of Schulte Properties LLC , who issues or request Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas	ts this subpoena,	, are:

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	(any):			
I served the subpoena by delivering a copy to the named person as follows:				
on (date)	; or			
I returned the subpoena unexecuted because:				
Unless the subpoena was issued on behalf of the United Sta witness the fees for one day's attendance, and the mileage a My fees are \$ for travel and \$ for se				
I declare under penalty of perjury that this informat				
Date:				
	Server's signature			
	Printed name and title			
	Server's address			

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement,

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees - on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises - or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply:

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These: procedures apply to producing documents or electronically stored
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in
- (B) Form for Producing Electronically Stored Information Not. Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required - and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

922 Saddle Horn Dr., Henderson, Nevada 89002 SN Servicing Corporation Loan #0000312267

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 5

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

United States 1	BANKRU	PTCY COURT	
D	istrict of	NEVADA	
re SCHULTE PROPERTIES LLC			
Debtor		49.40724 mlm	
(Complete if issued in an adversary proceeding)	Case No.	18-12734-mkn	
7	Chapter	11	
Plaintiff			
y.	Adv Prov	. No.	
B 0.1	Adv. 1100	. HO.	
Defendant			
SUBPOENA TO PRODUCE DOCUMENTS, INSPECTION OF PREMISES IN A BANKR		없는 사람이 이 바쁜데 아이를 가지 않는데 얼마나 나를 하는데 아니라 하나 나를 하는데 없다면 되었다.	
To: Regina A. Habermas, Esq. GHIDOTTI   BERGER LLF	415 S. 6th St	reet. #310 Las Vegas, NV 89101	
		poena is directed)	
			A. co.
Production: YOU ARE COMMANDED to produce a			-
documents, electronically stored information, or objects, an material: See Exhibit A, attached hereto	id to permit ins	pection, copying, testing, or sampling	of the
material.			
PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117			0:00 am
Inspection of Premises: YOU ARE COMMANDED of their property possessed or controlled by you at the time, do may inspect, measure, survey, photograph, test, or sample to	ate, and location	on set forth below, so that the requesting	ng party
PLACE	property ac	DATE AND TIME	200
. Since			
		ner a serie para para para para para para para par	0.012
The following provisions of Fed. R. Civ. P. 45, magattached – Rule 45(c), relating to the place of compliance; I			
subpoena; and Rule 45(e) and 45(g), relating to your duty to			
doing so.			
Date:			
CLERK OF COURT			
	22		
	OR 4	matter Dolum	
Signature of Clerk or Deputy Clerk		Attorney's signature	/
Signature of Clerk or Deputy Clerk		Anorney's signature	
The name, address, email address, and telephone number of Schulte Properties LLC , who issues or request			
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas,	Nevada 89117	, mjohnson@mjohnsonlaw.com, (702	)471-0065
Notice to the person who	issues or requ	ests this subpoena	

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	any):			
I served the subpoena by delivering a copy to the named person as follows:				
on (date)	; or			
I returned the subpoena unexecuted because:				
	es, or one of its officers or agents, I have also tendered to the llowed by law, in the amount of \$  rvices, for a total of \$			
I declare under penalty of perjury that this informati	on is true and correct.			
Date:				
	Server's signature			
	Printed name and title			
	Server's address			

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

#### (2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

8216 Peaceful Canyon Dr., Las Vegas, Nevada 89128 SN Servicing Corporation Loan #0000287452

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 6

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

United States	BANKRUI	PTCY COURT	
I	District of	NEVADA	
In re SCHULTE PROPERTIES LLC			
Debtor	and the Action	10 10701	
(Complete if issued in an adversary proceeding)	Case No.	18-12734-mkn	
(Complete if issued in an adversary proceeding)	Chapter	11	
200 5 - 100	Chapter		
Plaintiff V.	4.1. 19		
	Adv. Proc.	No	
Defendant			
To: Regina A. Habermas, Esq. GHIDOTTI   BERGER LL (Name of person	RUPTCY CASI	E (OR ADVERSARY PRO eet, #310 Las Vegas, NV 8910	CEEDING)
Production: YOU ARE COMMANDED to produce documents, electronically stored information, or objects, a material: See Exhibit A, attached hereto			
PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE	date, and location	set forth below, so that the re	questing party
The following provisions of Fed. R. Civ. P. 45, ma attached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.  Date:	Rule 45(d), relati	ing to your protection as a pers	son subject to a
CLERK OF COURT			
	OR TY	William & Johnson	7
Signature of Clerk or Deputy Clerk	È	Attorney's signature	
The name, address, email address, and telephone number of Schulte Properties LLC , who issues or request	sts this subpoena,	are:	
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas			, (702)471-0065

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 36 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	'any);			
I served the subpoena by delivering a copy to the named person as follows:				
on (date)	; or			
I returned the subpoena unexecuted because:				
Unless the subpoena was issued on behalf of the United Stat witness the fees for one day's attendance, and the mileage al				
I declare under penalty of perjury that this informati	ion is true and correct.			
Date:				
	Server's signature			
	Printed name and title			
	Server's address			

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

#### (2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(I) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

#### (2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply:
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c).
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

8560 Lambert Drive, Las Vegas, Nevada 89147 SN Servicing Corporation Loan #0000300914

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 7

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

	District of	NEVADA	
CONTRACTOR OF THE PROPERTY OF	District of	NEVAUA	
re SCHULTE PROPERTIES LLC Debtor			
	Case No.	18-12734-mkn	
(Complete if issued in an adversary proceeding)	Cl	11	
	Chapter	11	
Plaintiff			
V.,	Adv. Proc.	No	
Defendant			
SUBPOENA TO PRODUCE DOCUMENTS INSPECTION OF PREMISES IN A BANK!		아이들이 아픈데 아들에게 되었다. 아들이 아들은 아들은 아들은 사람들이 모든데 나를 다 했다.	
To: Regina A. Habermas, Esq. GHIDOTTI   BERGER LI			)1
(Name of perso	n to whom the subp	oena is directed)	
material: See Exhibit A, attached hereto PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117		The state of the s	10.00
	to permit entry of	06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample	date, and location	onto the designated premises, lands are forth below, so that the rendering designated object or operations.	and, or questing party
	date, and location	onto the designated premises, la	and, or questing party
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample	date, and location	onto the designated premises, lands are forth below, so that the rendering designated object or operations.	and, or questing party
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty	date, and location the property or a ade applicable in Rule 45(d), relat	onto the designated premises, land set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Being to your protection as a personne.	and, or questing party ion on it.
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty	date, and location the property or a ade applicable in Rule 45(d), relat	onto the designated premises, land set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Being to your protection as a personne.	and, or questing party ion on it. ankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.	date, and location the property or a ade applicable in Rule 45(d), relat	onto the designated premises, land set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Being to your protection as a personne.	and, or questing party ion on it. ankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE	date, and location the property or a ade applicable in Rule 45(d), relat	onto the designated premises, land set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Being to your protection as a personne.	and, or questing party ion on it.
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.  Date:	date, and location the property or a ade applicable in Rule 45(d), relat	onto the designated premises, land set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Being to your protection as a personne.	and, or questing party ion on it.
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.  Date:  CLERK OF COURT	ade applicable in Rule 45(d), relat to respond to this	DATE AND TIME  bankruptcy cases by Fed. R. Bing to your protection as a personate subpoena and the potential co	and, or questing party ion on it.
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.  Date:	ade applicable in Rule 45(d), relat to respond to this	onto the designated premises, land set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Being to your protection as a personne.	and, or questing party ion on it.
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.  Date:  CLERK OF COURT  Signature of Clerk or Deputy Clerk  The name, address, email address, and telephone number of the same of t	ade applicable in Rule 45(d), relat to respond to this	bankruptcy cases by Fed. R. Bing to your protection as a persecutive subpoena and the potential contraction of the potential contrac	and, or questing party ion on it. ankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance; subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.  Date:  CLERK OF COURT  Signature of Clerk or Deputy Clerk	ade applicable in Rule 45(d), relat to respond to this	bankruptcy cases by Fed. R. Bing to your protection as a persecutive subpoena and the potential contents of the potential	and, or questing party ion on it.  sankr. P. 9016, ar son subject to a ensequences of no

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	(any):	
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
	tes, or one of its officers or agents, I have also tendered to the llowed by law, in the amount of \$	
I declare under penalty of perjury that this informati	on is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

4521 W. La Madre Way, North Las Vegas, Nevada 89031 SN Servicing Corporation Loan #0000287142

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
  - The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 8

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15).

OMITED OF	ATES BANKRU	PTCY COURT	
	District of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor		10 10001	
(Complete if issued in an adversary proceeding		18-12734-mkn	
Complete if issued in an daversary proceeding	Chapter	11	
Plaintiff	=		
V.	Adv. Proc	. No.	
Defendant	-		
To: Regina A. Habermas, Esq. GHIDOTTI   BE (Nan	ERGER LLP 415 S. 6th St ne of person to whom the subj	reet, #310 Las Vegas, NV 8910 poena is directed)	1
documents, electronically stored information, or material: See Exhibit A, attached hereto	objects, and to permit ms	beenon, copying, testing, or sair	ilpining of the
PLACE	7	DATE AND TIME 06/27/21	10:00 am
PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 8911  Inspection of Premises: YOU ARE COMM other property possessed or controlled by you at	ANDED to permit entry the time, date, and location	06/27/21 onto the designated premises, la	and, or questing party
PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 8911	ANDED to permit entry the time, date, and location	06/27/21 onto the designated premises, la	and, or questing party
PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 8911  Inspection of Premises: YOU ARE COMM other property possessed or controlled by you at may inspect, measure, survey, photograph, test,	TANDED to permit entry the time, date, and location or sample the property or a r. P. 45, made applicable in mpliance; Rule 45(d), relayour duty to respond to this	onto the designated premises, land set forth below, so that the reany designated object or operation DATE AND TIME  a bankruptcy cases by Fed. R. Buting to your protection as a personal control of the protection and the protection as a personal control of the protection and the protection as a personal control of the protection and the protection as a personal control of the protection and the protection and the protection as a personal control of the protection and the protection a	and, or questing party ion on it.  Sankr. P. 9016, are son subject to a

Schulte Properties LLC , who issues or requests this subpoena, are:

Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065

Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if	(any):	
on (date)		
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
Unless the subpoena was issued on behalf of the United Stat witness the fees for one day's attendance, and the mileage al  My fees are \$ for travel and \$ for set  I declare under penalty of perjury that this information	rvices, for a total of \$	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or

regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

- (ii) is commanded to attend a trial and would not incur substantial expense.
  - (2) For Other Discovery. A subpoena may command:
- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form, The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim, and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

1624 Desert Canyon Ct., Las Vegas, Nevada 89128 SN Servicing Corporation Loan #0000287149

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- 3. Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all electronically-stored information such as e-mails, telephone recordings, and correspondences from the Debtor.
  - 7. Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 9

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

United States	BANKRU	PTCY COURT	
	District of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor	lat or	40 40704	
(Complete if issued in an adversary proceeding)	Case No	18-12734-mkn	
	Chapter	11	
Plaintiff	_		
V.	Adv. Do	NI.	
	Adv. Proc.	No	
Defendant			
SUBPOENA TO PRODUCE DOCUMENT INSPECTION OF PREMISES IN A BANK  To: Regina A. Habermas, Esq. GHIDOTTI   BERGER L	RUPTCY CASI	E (OR ADVERSARY PRO	OCEEDING)
	on to whom the subp		**
■ Production: YOU ARE COMMANDED to produc documents, electronically stored information, or objects, material: See Exhibit A, attached hereto			
PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE  The following provisions of Fed. R. Civ. P. 45, mattached – Rule 45(c), relating to the place of compliance	e the property or a	DATE AND TIME  bankruptcy cases by Fed. R. E	ion on it.  Bankr. P. 9016, are
subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.			
Date:			
CLERK OF COURT			
	OR.		
	1	Nattra Shuso	~
Signature of Clerk or Deputy Cler	rk	Attorney's signature	
The name, address, email address, and telephone number Schulte Properties LLC , who issues or reque			
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vega			n, (702)471-0065
Notice to the person wh			

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 51 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	any):	
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
Unless the subpoena was issued on behalf of the United State witness the fees for one day's attendance, and the mileage al My fees are \$ for travel and \$ for ser I declare under penalty of perjury that this information	rvices, for a total of \$	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or

regularly transacts business in person; or

- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
  - (i) is a party or a party's officer; or
- (ii) is commanded to attend a trial and would not incur substantial expense.
  - (2) For Other Discovery. A subpoena may command:
- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply:
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

3322 Cheltenham Street, Las Vegas, Nevada 89129 SN Servicing Corporation Loan #0000301139

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with SN:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with SN.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of SN servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between SN and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 10

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON BLVD, STE 220 LAS VEGAS, NV 89135 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature

The name, address, email address, and telephone number of the attorney representing (name of party)
Schulte Properties LLC , who issues or requests this subpoena, are:

Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065

#### Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

#### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

our amos required by a sure as correct tory
ny):
erson as follows:
; or
or one of its officers or agents, I have also tendered to the level by law, in the amount of \$
is true and correct.
Server's signature
Printed name and title
Server's address

Additional information concerning attempted service, etc.:

### Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed. or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees - on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises - or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c):
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

(1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:

(A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored

information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim

(g) Contempt. The court for the district where compliance is required - and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# EXHIBIT A

6091 Pumpkin Patch Ave., Las Vegas, Nevada 89142 Loan #1251107609

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Chase Home Finance LLC/JP Morgan Chase Bank:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Chase Home Finance LLC/JP Morgan Chase Bank.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Chase Home Finance LLC/JP Morgan Chase Bank servicing the Loan including the
  address where the documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Chase Home Finance LLC/JP Morgan Chase Bank and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 11

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

	O MILITARIO.	PTCY COURT	
	District of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor	Consider	19 12721 mkn	
(Complete if issued in an adversary proceeding)	Case No	18-12734-mkn	
	Chapter	11	
Plaintiff			
V.	Adv. Proc.	No.	
Defendant			
SUBPOENA TO PRODUCE DOCUMENT INSPECTION OF PREMISES IN A BANK	KRUPTCY CAS	E (OR ADVERSARY PR	
To: TIFFANY & BOSCO, P.A. 10100 W. CHARLESTO	ON BLVD, STE 220 rson to whom the subj		
documents, electronically stored information, or objects material: See Exhibit A, attached hereto	s, and to permit insp	ection, copying, testing, or sa	ampling of the
PLACE		DATE AND TIME	7/2//
			7-20-252
	ED to permit entry	06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDION other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or sample.	ne, date, and location	onto the designated premises, n set forth below, so that the r	land, or equesting party
other property possessed or controlled by you at the time	ne, date, and location	onto the designated premises, n set forth below, so that the r ny designated object or opera	land, or equesting party
Inspection of Premises: YOU ARE COMMANDIO other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your du doing so.  Date:	ne, date, and location ple the property or a made applicable in ce; Rule 45(d), relati	onto the designated premises, in set forth below, so that the rany designated object or opera DATE AND TIME  bankruptcy cases by Fed. R. ing to your protection as a pe	land, or equesting party tion on it.  Bankr. P. 9016, are rson subject to a
Inspection of Premises: YOU ARE COMMANDION other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your during so.	me, date, and location ple the property or a made applicable in ce; Rule 45(d), relative to respond to this	onto the designated premises, in set forth below, so that the rany designated object or opera DATE AND TIME  bankruptcy cases by Fed. R. ing to your protection as a pe	land, or equesting party tion on it.  Bankr. P. 9016, are rson subject to a
Inspection of Premises: YOU ARE COMMANDIO other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your du doing so.  Date:	me, date, and location ple the property or a made applicable in ce; Rule 45(d), relative to respond to this	onto the designated premises, in set forth below, so that the rany designated object or opera DATE AND TIME  bankruptcy cases by Fed. R. ing to your protection as a pe	land, or equesting party tion on it.  Bankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDIO other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your du doing so.  Date:	me, date, and location ple the property or a made applicable in ce; Rule 45(d), relative to respond to this or a location of the second to the	ponto the designated premises, in set forth below, so that the rany designated object or opera DATE AND TIME  bankruptcy cases by Fed. R. ing to your protection as a person subpoena and the potential of	land, or equesting party tion on it.  Bankr. P. 9016, are
Inspection of Premises: YOU ARE COMMANDIO other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your due doing so.  Date:  CLERK OF COURT  Signature of Clerk or Deputy Country  The name, address, email address, and telephone number	made applicable in ce; Rule 45(d), relainty to respond to this or a large of the control of the	bankruptcy cases by Fed. R. ing to your protection as a pes subpoena and the potential of Attorney's signature  presenting (name of party)	land, or equesting party tion on it.  Bankr. P. 9016, are rson subject to a
Inspection of Premises: YOU ARE COMMANDIO other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliant subpoena; and Rule 45(e) and 45(g), relating to your du doing so.  Date:  CLERK OF COURT  Signature of Clerk or Deputy C.	made applicable in ce; Rule 45(d), relainty to respond to this or a large of the control of the	bankruptcy cases by Fed. R. ing to your protection as a personate of the potential of atthew L. Johnson, Esq.  Attorney's signature	land, or equesting part tion on it. Bankr. P. 9016

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 61 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title,	if any):	
on (date)		
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
witness the fees for one day's attendance, and the mileage		
My fees are \$ for travel and \$ for	services, for a total of \$	
I declare under penalty of perjury that this inform	nation is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.;

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

#### (2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

#### (2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

#### (3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

8216 Peaceful Canyon Dr., Las Vegas, Nevada 89128 Loan #5942618181

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Chase Home Finance LLC/JP Morgan Chase Bank:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Chase Home Finance LLC/JP Morgan Chase Bank.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Chase Home Finance LLC/JP Morgan Chase Bank servicing the Loan including the
  address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Chase Home Finance LLC/JP Morgan Chase Bank and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 12

## Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 65 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

In re SCHULTE PROPERTIES LLC Debtor	istrict of		
10.00		NEVADA	
Debtor			
	0	10 10724 mlm	
(Complete if issued in an adversary proceeding)	Case No.	18-12734-mkn	
	Chapter	11	
Plaintiff			
٧.	Adv. Proc.	No.	
Defendant			
SUBPOENA TO PRODUCE DOCUMENTS, INSPECTION OF PREMISES IN A BANKR	UPTCY CASI	E (OR ADVERSARY PRO	
To: TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON B			
Production: YOU ARE COMMANDED to produce a documents, electronically stored information, or objects, an material: See Exhibit A, attached hereto			
material			
PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
other property possessed or controlled by you at the time, domay inspect, measure, survey, photograph, test, or sample the			
The following provisions of Fed. R. Civ. P. 45, mac attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.	Rule 45(d), relati	ng to your protection as a per	Bankr. P. 9016, are son subject to a
The following provisions of Fed. R. Civ. P. 45, magattached – Rule 45(c), relating to the place of compliance; Resubpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.	Rule 45(d), relati	bankruptcy cases by Fed. R. E	Bankr. P. 9016, are son subject to a
The following provisions of Fed. R. Civ. P. 45, mac attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	Rule 45(d), relati	bankruptcy cases by Fed. R. E	Bankr. P. 9016, are son subject to a
The following provisions of Fed. R. Civ. P. 45, mac attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	Rule 45(d), relation respond to this	bankruptcy cases by Fed. R. E	Bankr. P. 9016, are son subject to a
The following provisions of Fed. R. Civ. P. 45, mad attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	OR /s/ M	bankruptcy cases by Fed. R. Eing to your protection as a per subpoena and the potential co	Bankr. P. 9016, are son subject to a
The following provisions of Fed. R. Civ. P. 45, made attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	OR /s/ M	bankruptcy cases by Fed. R. Eng to your protection as a per subpoena and the potential contact the potential contact the base of the potential contact the	Bankr. P. 9016, are son subject to a

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

# PROOF OF SERVICE

(T	his section should not be fi	led with the court	rt unless required by Fed. R. Civ. P. 45.)
		and title, if any): _	
(date)			
I served the subp	oena by delivering a copy to	the named persor	on as follows:
	on ( <i>de</i>	ate)	; or
I returned the sub	poena unexecuted because;		
itness the fees for o	one day's attendance, and the	e mileage allowed	one of its officers or agents, I have also tendered to the d by law, in the amount of \$
	ler penalty of perjury that th		
ate:			
		_	Server's signature
		-	Printed name and title
		_	Server's address

Additional information concerning attempted service, etc.:

### Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or

regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery: A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees - on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition,

- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises - or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These: procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# **EXHIBIT A**

9020 Feather River Ct., Las Vegas, Nevada 89117 Loan #8483094523

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Chase Home Finance LLC/JP Morgan Chase Bank:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Chase Home Finance LLC/JP Morgan Chase Bank.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Chase Home Finance LLC/JP Morgan Chase Bank servicing the Loan including the
  address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Chase Home Finance LLC/JP Morgan Chase Bank and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 13

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff ٧. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON BLVD, STE 220 LAS VEGAS, NV 89135 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto DATE AND TIME PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. DATE AND TIME PLACE The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 71 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and	l title, if any):	
on (date)		
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
	ited States, or one of its officers or agents, I have also tendered to the ileage allowed by law, in the amount of \$	
My fees are \$ for travel and \$	_ for services, for a total of \$	
I declare under penalty of perjury that this ir	nformation is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance,

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

#### (2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

#### (2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical fimits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

7873 Bridgefield Ln., Las Vegas, Nevada 89147 Loan #8483094549

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Chase Home Finance LLC/JP Morgan Chase Bank:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Chase Home Finance LLC/JP Morgan Chase Bank.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Chase Home Finance LLC/JP Morgan Chase Bank servicing the Loan including the
  address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Chase Home Finance LLC/JP Morgan Chase Bank and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 14

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) United States Bankruptcy Court NEVADA District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: TIFFANY & BOSCO, P.A. 10100 W. CHARLESTON BLVD, STE 220 LAS VEGAS, NV 89135 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material. See Exhibit A, attached hereto DATE AND TIME PLACE 06/27/21 10:00 am 8831 W. Sahara Ave., Las Vegas, Nevada 89117 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. DATE AND TIME PLACE The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC . who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

received this subpoena for (name of individual and title, in (date)	f any):
I served the subpoena by delivering a copy to the name	d person as follows:
on (date)	; or
returned the subpoena unexecuted because:	
Vitness the fees for one day's attendance, and the mileage at My fees are \$ for travel and \$ for so I declare under penalty of perjury that this information	services, for a total of \$
ate:	
	Server's signature
	Server's signature  Printed name and title

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or

regularly transacts business in person; or

- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
  - (i) is a party or a party's officer; or
- (ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information;
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

2460 Avenida Cortes, Henderson, Nevada 89074 Loan #8483094531

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Chase Home Finance LLC/JP Morgan Chase Bank:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
  - Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
  - Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
  - 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Chase Home Finance LLC/JP Morgan Chase Bank.
  - Internal communications such a memoranda, handwritten notes, etc. as well as all
    electronically-stored information such as e-mails, telephone recordings, and
    correspondences from the Debtor.
  - Any and all communications and/or documents sent to the Debtor at the commencement
    of Chase Home Finance LLC/JP Morgan Chase Bank servicing the Loan including the
    address where the documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Chase Home Finance LLC/JP Morgan Chase Bank and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 15

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter 11 Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: AKERMAN LLP 1635 VILLAGE CTR CR, STE 200 LAS VEGAS, NV 89134 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto DATE AND TIME PLACE 06/27/21 10:00 am 8831 W. Sahara Ave., Las Vegas, Nevada 89117 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065

Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

## PROOF OF SERVICE

irt unless required by Fed. R. Civ. P. 45.)
on as follows:
; or
r one of its officers or agents, I have also tendered to the ed by law, in the amount of \$
true and correct.
Server's signature
Printed name and title
Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information;
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must.

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

4710 Brently Pl., Las Vegas, Nevada 89122 Loan #7601350925

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Rushmore Loan Management Services LLC:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Rushmore Loan Management Services LLC.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Rushmore Loan Management Services LLC servicing the Loan including the address
  where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Rushmore Loan Management Services LLC and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 16

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

	DAINKU	PTCY COURT	
	District of	NEVADA	
re SCHULTE PROPERTIES LLC Debtor	Case No.	18-12734-mkn	
(Complete if issued in an adversary proceeding)		11	
Plaintiff v.	Adv. Proc.	No	
	CRUPTCY CAS 5, CA 92614 Son to whom the subp	e (OR ADVERSARY PRo	OCEEDING)
Production: YOU ARE COMMANDED to product documents, electronically stored information, or objects, material: See Exhibit A, attached hereto			
PLACE		DATE AND TIME	40 JD - 11
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time	e, date, and location	onto the designated premises, a set forth below, so that the re	land, or equesting party
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE	e, date, and location	onto the designated premises, a set forth below, so that the re	land, or equesting party
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, 1 attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your dut doing so.  Date:	e, date, and location le the property or a made applicable in e; Rule 45(d), relat	ponto the designated premises, in set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. I ing to your protection as a per	land, or equesting party tion on it.  Bankr. P. 9016, are ron subject to a
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, 1 attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your dut doing so.	made applicable in e; Rule 45(d), relative to respond to this	ponto the designated premises, in set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. I ing to your protection as a per	land, or equesting party tion on it.  Bankr. P. 9016, are ron subject to a
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, 1 attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your dut doing so.  Date:	made applicable in e; Rule 45(d), relative to respond to this	ponto the designated premises, in set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. It ing to your protection as a person subpoena and the potential control of the	land, or equesting party tion on it.  Bankr. P. 9016, are rson subject to a
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, 1 attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your dut doing so.  Date:  CLERK OF COURT	made applicable in e; Rule 45(d), relately to respond to this or some of the attorney re	bankruptcy cases by Fed. R. I ing to your protection as a per subpoena and the potential content of the potential content	land, or equesting party tion on it.  Bankr. P. 9016, are rson subject to a

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

Treceived this subpoena for (name of individual and title, if on (date)	f any):			
I served the subpoena by delivering a copy to the named person as follows:				
on (date)	; or			
I returned the subpoena unexecuted because:				
Unless the subpoena was issued on behalf of the United Sta witness the fees for one day's attendance, and the mileage a My fees are \$ for travel and \$ for se				
I declare under penalty of perjury that this informat	ion is true and correct.			
Date:				
	Server's signature			
	Printed name and title			
	Server's address			

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

 (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

2290 Surrey Meadows Ave., Henderson, Nevada 89052 Loan #757690

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Selene Finance LP:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Selene Finance LP.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Selene Finance LP servicing the Loan including the address where the documents were
  sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Selene Finance LP and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 17

### Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 90 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

Disu	ict of NEVADA	
n re SCHULTE PROPERTIES LLC		
Debtor	40 40704	
(Complete if issued in an adversary proceeding)	Case No. 18-12734-mkn	
	Chapter 11	
Plaintiff		
V,	Adv. Proc. No.	
Defendant		
SUBPOENA TO PRODUCE DOCUMENTS, IN INSPECTION OF PREMISES IN A BANKRUP	TCY CASE (OR ADVERSARY PROCEEDING	
To: TRUSTEE CORPS. 17100 GILLETTE AVE IRVINE, CA 92	2614 hom the subpoena is directed)	
(realite of person to w	nom me sucreens is un ecical	
Production: YOU ARE COMMANDED to produce at the documents, electronically stored information, or objects, and to		he
material: See Exhibit A, attached hereto		
PLACE	DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117	06/27/21 10:00	) am
other property possessed or controlled by you at the time, date, may inspect, measure, survey, photograph, test, or sample the p	property or any designated object or operation on it.	arty
PLACE	DATE AND TIME	
The following provisions of Fed. R. Civ. P. 45, made a attached – Rule 45(c), relating to the place of compliance; Rule		to a
doing so.	porta to this suspectia and the potential consequence	5 01 110
doing so.	porto to tino ocopouna and me potential consequence	5 01 110
doing so.	porto to uno ocopocità una me potential consequence	5 01 110
doing so.  Date:	OR /s/ Matthew L. Johnson, Esq.	5 01 110
doing so.  Date:	OR	S OT NO
doing so.  Date:  CLERK OF COURT  Signature of Clerk or Deputy Clerk  The name, address, email address, and telephone number of the	OR  /s/ Matthew L. Johnson, Esq.  Attorney's signature  attorney representing (name of party)	5 01 110
doing so.  Date: CLERK OF COURT  Signature of Clerk or Deputy Clerk  The name, address, email address, and telephone number of the	OR  /s/ Matthew L. Johnson, Esq.  Attorney's signature  attorney representing (name of party) is subpoena, are:	

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subpoena for (date)	or (name of individual o	and title, if any):		
I served the subpoena	by delivering a copy to	the named person	on as follows:	
	on (da	nte)	; 0	or .
I returned the subpoen	a unexecuted because:			
	ay's attendance, and the	e mileage allowe	d by law, in th	icers or agents, I have also tendered to the amount of \$
1 declare under pe	enalty of perjury that thi	s information is	true and corre	ect.
Date:				
		-		Server's signature
		-		Printed name and title
				printea name ana uue

Additional information concerning attempted service, etc.:

### Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement,

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees - on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises - or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim

(g) Contempt. The court for the district where compliance is required - and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

9521 Sierra Summit Ave., Las Vegas, Nevada 89134 Loan # 768721

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Selene Finance LP:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Selene Finance LP.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Selene Finance LP servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Selene Finance LP and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 18

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: TRUSTEE CORPS. 17100 GILLETTE AVE IRVINE, CA 92614 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065

### Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	`any):
I served the subpoena by delivering a copy to the named	person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
Unless the subpoena was issued on behalf of the United State witness the fees for one day's attendance, and the mileage at My fees are \$ for travel and \$ for se	
I declare under penalty of perjury that this informati	ion is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

### Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement,

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees - on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition,

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises - or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

276 Manzanita Ranch Lane, Henderson, Nevada 89012 Loan # 757708

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Selene Finance LP:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Selene Finance LP.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Selene Finance LP servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Selene Finance LP and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 19

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

UNITED STATES I	BANKRUI	PTCY COURT	
D	istrict of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor	Constitu	18-12734-mkn	
(Complete if issued in an adversary proceeding)	Case No	10-12/34-IIKII	
	Chapter	11	
Plaintiff			
V	Adv. Proc.	No.	
Defendant			
SUBPOENA TO PRODUCE DOCUMENTS, INSPECTION OF PREMISES IN A BANKRU To: TRUSTEE CORPS. 17100 GILLETTE AVE IRVINE, CA	UPTCY CASE		
(Name of person t		oena is directed)	
material: See Exhibit A, attached hereto  PLACE		DATE AND TIME	
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
other property possessed or controlled by you at the time, damay inspect, measure, survey, photograph, test, or sample the PLACE			
The following provisions of Fed. R. Civ. P. 45, mad attached – Rule 45(c), relating to the place of compliance; R subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.	ule 45(d), relati	ng to your protection as a per-	son subject to a
Date:			
CLERK OF COURT			
	OR /s/ M	atthew L. Johnson, Esq.	
Signature of Clerk or Deputy Clerk		Attorney's signature	
The name, address, email address, and telephone number of Schulte Properties LLC , who issues or requests			
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, I			n, (702)471-0065
Notice to the person who i			ings, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

	2	
received this subpoend for (name n (date)	e of individual and title, if ar	)):
( (adie)		
I served the subpoena by deliv	vering a copy to the named po	erson as follows:
	on (date)	; or
I returned the subpoena unexe	cuted because:	
itness the fees for one day's atte		s, or one of its officers or agents, I have also tendered to the owed by law, in the amount of \$
		ices, for a total of \$
	perjury that this information	
I declare under penalty of	perjury that this information	
I declare under penalty of	perjury that this information	
I declare under penalty of	perjury that this information	n is true and correct.

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person, and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avaiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

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(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

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- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must;

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

4521 W. La Madre Way, North Las Vegas, Nevada 89031 Loan # 1014059

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Selene Finance LP:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- 3. Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Selene Finance LP.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Selene Finance LP servicing the Loan including the address where the documents were
  sent
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Selene Finance LP and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 20

### Case 18-12734-mkn Doc 860 Entered 05/28/21 11:23:39 Page 105 of 253

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

		PTCY COURT	
	istrict of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor	Cosa No	18-12734-mkn	
(Complete if issued in an adversary proceeding)	Case No	10-12/34-IIIKII	
	Chapter	11	
Plaintiff			
٧.	Adv. Proc.	No	
Defendant			
SUBPOENA TO PRODUCE DOCUMENTS, INSPECTION OF PREMISES IN A BANKR			
To: TRUSTEE CORPS. 17100 GILLETTE AVE IRVINE, C			
(Name of person	to whom the subp	oena is directed)	
documents, electronically stored information, or objects, ar material: See Exhibit A, attached hereto	ia to permit insp		mpling of the
PLACE		DATE AND TIME	
9921 W Cabara Ava Las Vassa Navada 90117		06/07/04	10.00
		06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, d may inspect, measure, survey, photograph, test, or sample to	ate, and location	nto the designated premises, I set forth below, so that the re ny designated object or operat	and, or equesting party
other property possessed or controlled by you at the time, d	ate, and location	nto the designated premises, l	and, or equesting party
Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, do may inspect, measure, survey, photograph, test, or sample to PLACE  The following provisions of Fed. R. Civ. P. 45, may attached – Rule 45(c), relating to the place of compliance; I	ate, and location he property or a de applicable in Rule 45(d), relati	nto the designated premises, leads to set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Ing to your protection as a per	and, or equesting party ion on it.  Bankr. P. 9016, are son subject to a
☐ Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, do may inspect, measure, survey, photograph, test, or sample to PLACE  The following provisions of Fed. R. Civ. P. 45, magnetic property possesses and provisions of Fed. R. Civ. P. 45, magnetic provisions of Fed. R. Civ. P	ate, and location he property or a de applicable in Rule 45(d), relati	nto the designated premises, leads to set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. Ing to your protection as a per	and, or equesting party ion on it.  Bankr. P. 9016, are son subject to a
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Inspection of Premises: YOU ARE COMMANDED to other property possessed or controlled by you at the time, do may inspect, measure, survey, photograph, test, or sample to PLACE  The following provisions of Fed. R. Civ. P. 45, may attached – Rule 45(c), relating to the place of compliance; It subpoena; and Rule 45(e) and 45(g), relating to your duty to doing so.  Date:	ate, and location he property or a december of a december	nto the designated premises, It set forth below, so that the remy designated object or operated DATE AND TIME  bankruptcy cases by Fed. R. It is not one of the potential consultation of the potential consultation.	and, or equesting party ion on it.  Bankr. P. 9016, are son subject to a
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If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for on (date)	or (name of individual	l and title, if any):		
I served the subpoena by delivering a copy to the named person as follows:				
	on (a	date)	; or	
1 returned the subpoena	unexecuted because:			
witness the fees for one da	y's attendance, and the	ne mileage allowed	by law, in the am	
Date:	nalty of perjury that th	ns miormation is t	rue and correct.	
		-		Server's signature
		-		Printed name and title
		-		Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person, and
  - (B) inspection of premises, at the premises to be inspected.

### (d) Protecting a Person Subject to a Subpoena; Enforcement,

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and (ii) ensures that the subpoenaed person will be reasonably

compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost, On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

1624 Desert Canyon Ct., Las Vegas, Nevada 89128 Loan # 10141737

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Selene Finance LP:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Selene Finance LP.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Selene Finance LP servicing the Loan including the address where the documents were
  sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Selene Finance LP and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

		1 4 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	
	District of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor	Case No.	18-12734-mkn	
(Complete if issued in an adversary proceeding)	04007701		
	Chapter	11	
Plaintiff			
٧.	Adv. Proc	No	
Defendant			
SUBPOENA TO PRODUCE DOCUMENT INSPECTION OF PREMISES IN A BANK			
To: TRUSTEE CORPS. 17100 GILLETTE AVE IRVINE	, CA 92614		
(Name of pers	son to whom the subj	ooena is directed)	
Production: YOU ARE COMMANDED to product documents, electronically stored information, or objects material: See Exhibit A, attached hereto			
PLACE		DATE AND TIME	
PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 89117  Inspection of Premises: YOU ARE COMMANDE	D to permit entry	DATE AND TIME 06/27/21	10:00 am
	e, date, and location	onto the designated premises, In set forth below, so that the re	and, or equesting party
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your duty	e, date, and location le the property or a made applicable in e; Rule 45(d), relat	onto the designated premises, In set forth below, so that the remy designated object or operate DATE AND TIME  bankruptcy cases by Fed. R. Eing to your protection as a per	and, or equesting party ion on it.  Bankr. P. 9016, are son subject to a
Inspection of Premises: YOU ARE COMMANDE other property possessed or controlled by you at the time may inspect, measure, survey, photograph, test, or samp PLACE  The following provisions of Fed. R. Civ. P. 45, attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your during so.	e, date, and location le the property or a made applicable in e; Rule 45(d), relat	onto the designated premises, In set forth below, so that the remy designated object or operate DATE AND TIME  bankruptcy cases by Fed. R. Eing to your protection as a per	and, or equesting party ion on it.  Bankr. P. 9016, are son subject to a
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If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

(A)	his section should not be	men with the court	unless required by Fed. R. Civ. F. 45.)
I received this subpo		ul and title, if any): _	
I served the subpo	oena by delivering a copy	to the named person	as follows:
	on (	date)	; or
I returned the sub	poena unexecuted because	2:	
witness the fees for o	ne day's attendance, and t	the mileage allowed	one of its officers or agents, I have also tendered to the by law, in the amount of \$
T declare und	er penalty of perjury that t	this information is tr	rue and correct.
Date:	_		
			Server's signature
		-	Printed name and title
		-	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or

regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot

be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms,
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified, and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

4710 Brently Pl., Las Vegas, Nevada 89122 Loan #7153687

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Selene Finance LP:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Selene Finance LP.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Selene Finance LP servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Selene Finance LP and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) United States Bankruptcy Court **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on

the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subpoena for (name of individual and on (date)	d title, if any):
I served the subpoena by delivering a copy to the	e named person as follows:
on (date)	); or
I returned the subpoena unexecuted because:	
	nited States, or one of its officers or agents, I have also tendered to the nileage allowed by law, in the amount of \$ for services, for a total of \$
I declare under penalty of perjury that this is	nformation is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that.
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

## (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

922 Saddle Horn Dr., Henderson, Nevada 89002 Loan # 25258391

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) 11 Chapter Plaintiff Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto DATE AND TIME PLACE 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	(any):	
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
	tes, or one of its officers or agents, I have also tendered to the llowed by law, in the amount of \$	
I declare under penalty of perjury that this informati	ion is true and correct.	
Date:		
	Server's signature	
	Printed name and title	
	Server's address	

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement,

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

## (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
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#### (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

2525 Via Di Autostrada, Henderson, Nevada 89074 Loan #25259857

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus,
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff ٧. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on

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B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of ind on (date)	ividual and title,	if any):
I served the subpoena by delivering a	copy to the name	ed person as follows:
	_ on (date)	; or
I returned the subpoena unexecuted b	ecause:	
	, and the mileage	tates, or one of its officers or agents, I have also tendered to the allowed by law, in the amount of \$  services, for a total of \$
I declare under penalty of perjury	that this information	ation is true and correct.
Date:		
		Server's signature
		Printed name and title
		Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

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- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

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- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

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(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

2290 Surrey Meadows Ave., Henderson, Nevada 89052 Loan # 25259370

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

	o court amess required by 2 coi 26 coi 27 coi)
received this subpoena for (name of individual and title, if on (date)	`any):
(	
I served the subpoena by delivering a copy to the named	person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
Unless the subpoena was issued on behalf of the United State witness the fees for one day's attendance, and the mileage a	tes, or one of its officers or agents, I have also tendered to the
My fees are \$ for travel and \$ for se	ervices, for a total of \$
I declare under penalty of perjury that this informati	ion is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;

 (i) disclosing a trade secret or other confidential research, development, or commercial information; or (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

 Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information;

(A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

## (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

1194 Stormy Valley Rd., Las Vegas, Nevada 89123 Loan # 25258319

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpo	ena for (name of individual	and title, if any):	
on (date)	A STATE OF STREET, SECOND STREET, STATE OF STATE OF STATE OF STREET, STATE OF STATE		
I served the subp	oena by delivering a copy to	o the named person	as follows:
	on (a	late)	; or
I returned the sub	poena unexecuted because:	-	
witness the fees for o	one day's attendance, and the	ne mileage allowed b	ne of its officers or agents, I have also tendered to the by law, in the amount of \$
My fees are \$	for travel and \$	for services, f	for a total of \$
I declare und	der penalty of perjury that the	nis information is tru	ue and correct.
Date:			
		-	Server's signature
		_	Printed name and title
		_	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement,

(1) Avoiding Undue Burden or Expense; Sanctions, A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees - on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises - or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trialpreparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required - and also, after a motion is transferred, the issuing court - may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

5609 San Ardo Pl., Las Vegas, Nevada 89130 Loan # 25252465

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 10:00 am 06/27/21 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be incu with the	e court unless required by red. R. Civ. 1: 45.)
received this subpoena for (name of individual and title, if n (date)	`any):
I served the subpoena by delivering a copy to the named	l person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
	ites, or one of its officers or agents, I have also tendered to the allowed by law, in the amount of \$ervices, for a total of \$
I declare under penalty of perjury that this information of the state	ion is true and correct.
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies, or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

2861 Marathon Dr., Henderson, Nevada 89074 Loan # 25343608

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff ٧. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material. See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065

Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpo on (date)		and title, if any):
ni (uuie)		
I served the subp	oena by delivering a copy t	to the named person as follows:
	on (a	(date); or
I returned the su	ppoena unexecuted because	e:
		the United States, or one of its officers or agents, I have also tendered to the the mileage allowed by law, in the amount of \$
My fees are \$	for travel and \$	for services, for a total of \$
I declare un	der penalty of perjury that the	this information is true and correct.
Date:		
		Server's signature
		Printed name and title
		Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

276 Manzanita Ranch Lane, Henderson, Nevada 89012 Loan # 25260219

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 29

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15). UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) 11 Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

	and title, if any):
(date)	
I served the subpoena by delivering a copy to	the named person as follows:
on (da	rate); or
	United States, or one of its officers or agents, I have also tendered to the e mileage allowed by law, in the amount of \$ for services, for a total of \$
I declare under penalty of perjury that th	is information is true and correct.
ate:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply:

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form, The person responding need not produce the same electronically stored information in more than one form,

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. A fter being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

8560 Lambert Drive, Las Vegas, Nevada 89147 Loan # 25260246

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 30

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

( , , , ,	section should not be in	med with the court diffess required by red. R. Civ. 1. 45.)
War and the second seco	and the second of the second o	l and title, if any):
on (date)		
I served the subpoo	na by delivering a copy to	to the named person as follows:
	on (de	date); or
I returned the subp	pena unexecuted because:	*
		e United States, or one of its officers or agents, I have also tendered to the mileage allowed by law, in the amount of \$
My fees are \$	for travel and \$	for services, for a total of \$
I declare unde	r penalty of perjury that th	this information is true and correct.
Date:		
		Server's signature
		Printed name and title
		Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(I) Avoiding Undue Burden or Expense; Sanctions, A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

- (A) Information Withheld, A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## EXHIBIT A

4521 W. La Madre Way, North Las Vegas, Nevada 89031 Loan # 25276041

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 31

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT NEVADA District of In re SCHULTE PROPERTIES LLC Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if	Cany):
on (date)	
I served the subpoena by delivering a copy to the named	person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
Unless the subpoena was issued on behalf of the United Sta witness the fees for one day's attendance, and the mileage a My fees are \$ for travel and \$ for se	
I declare under penalty of perjury that this informat	ion is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections: A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

## (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

1624 Desert Canyon Ct., Las Vegas, Nevada 89128 Loan # 25276135

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- 7. Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 32

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 10:00 am 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

( a min beening but but he man this in	e court unless required by red. K. Civ. 1. 45.)
received this subpoena for (name of individual and title, if n (date)	`any);
I served the subpoena by delivering a copy to the named	person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
	tes, or one of its officers or agents, I have also tendered to the allowed by law, in the amount of \$
I declare under penalty of perjury that this informati	ion is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person, or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

## (e) Duties in Responding to a Subpoena.

(1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:

(A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored

information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must;

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

3322 Cheltenham Street, Las Vegas, Nevada 89129 Loan # 29023144

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 33

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: MCCARTHY HOLTHUS, LLP 9510 W SAHARA AVE, STE 110 LAS VEGAS, NV 89117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subpoena for (name of individual and title n (date)	e, if any):
· (unic)	
I served the subpoena by delivering a copy to the name	ned person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
	States, or one of its officers or agents, I have also tendered to the ge allowed by law, in the amount of \$
Ty fees are \$ for travel and \$ for	r services, for a total of \$
I declare under penalty of perjury that this inform	mation is true and correct.
ate:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

## Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

## (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party.

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form, The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has, must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

4710 Brently Pl., Las Vegas, Nevada 89122 Loan # 28995640

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Seterus:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Seterus.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of Seterus servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Seterus and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 34

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) 11 Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com. (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on

the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this soles			
received this subpo	ena for (name of individual	al and title, if any):	
n (date)	_+		
I served the subpo	pena by delivering a copy to	to the named person as follows:	
	on (a	(date); or	
I returned the sub	poena unexecuted because:	e:	
witness the fees for o	ne day's attendance, and the	he United States, or one of its officers or agents, I have also tendered the mileage allowed by law, in the amount of \$	
My fees are \$	for travel and \$	for services, for a total of \$	
I declare und	er penalty of periury that the	this information is true and correct	
		this information is true and correct.	
		this information is true and correct.	
		this information is true and correct.  Server's signature	
I declare und			

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

- (1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:
- (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or
- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
  - (i) is a party or a party's officer; or
- (ii) is commanded to attend a trial and would not incur substantial expense.

## (2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

#### (2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

#### (3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

## (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
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- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery

#### (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must;
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

2614 Sweet Leilani Ave., North Las Vegas, Nevada 89031 Loan #579475888

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Shellpoint Mortgage Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Shellpoint Mortgage Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 35

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC \_ , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

PROOF OF SERVICE
(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

(1.	his section should not be in	ned with the court unless required by Fed. R. Civ. 1. 43.)
received this subpo on (date)	and the first of the first of the same	and title, if any):
I served the subp	oena by delivering a copy to	o the named person as follows:
	on (da	late); or
I returned the sub	poena unexecuted because:	
witness the fees for	one day's attendance, and the	e United States, or one of its officers or agents, I have also tendered to the ne mileage allowed by law, in the amount of \$ for services, for a total of \$
I declare un	der penalty of perjury that the	nis information is true and correct.
Date:	_	
		Server's signature
		Printed name and title
		Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

# (c) Place of compliance.

- (1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:
- (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or
- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
  - (i) is a party or a party's officer; or
- (ii) is commanded to attend a trial and would not incur substantial expense.
- (2) For Other Discovery. A subpoena may command:
- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

# (2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

#### (3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

# (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

# (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

5609 San Ardo Pl., Las Vegas, Nevada 89130 Loan #578203594

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Shellpoint Mortgage Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 36

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subpo	ena for (name of individual	l and title, if any):	
on (date)		V	
I served the subpoena by delivering a copy to the named person as follows:			
	on (a	date)	; or
I returned the sul	ppoena unexecuted because		
	was issued on behalf of the one day's attendance, and the		e of its officers or agents, I have also tendered to the law, in the amount of \$
My fees are \$	for travel and \$	for services, fo	r a total of \$
I declare un	der penalty of perjury that t	his information is true	and correct.
Pate:			
		_	Server's signature
		_	Printed name and title
		-	Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

### (2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

# (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

# (2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must;

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

5709 Ridgetree Ave., Las Vegas, Nevada 89107 Loan #555835845

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Shellpoint Mortgage Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 37

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

Canada at Francisco de Canada de Can	······································
received this subpoena for (name of individual and ti	itle, if any):
(date)	
	Nacional Action
I served the subpoena by delivering a copy to the n	named person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
nless the subpoena was issued on behalf of the Unite itness the fees for one day's attendance, and the mile	ed States, or one of its officers or agents, I have also tendered to the eage allowed by law, in the amount of \$
1y fees are \$ for travel and \$	for services, for a total of \$
I declare under penalty of perjury that this info	formation is true and correct.
ate:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

 For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(I) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

# (2) Claiming Privilege or Protection

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must;
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

8216 Peaceful Canyon Dr., Las Vegas, Nevada 89128 Loan #570222256

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Shellpoint Mortgage Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 38

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) 11 Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subpo on (date)	ena for (name of individual	and title, if any):	
11/25/8	oena by delivering a copy to	the named person	n as follows:
	on (de	ate)	; or
I returned the sub	poena unexecuted because:	-	
vitness the fees for o	ne day's attendance, and th	e mileage allowed	one of its officers or agents, I have also tendered to the by law, in the amount of \$, for a total of \$
I declare und	er penalty of perjury that th	nis information is t	true and correct.
ate:			
			Server's signature
		-	Printed name and title
		-	Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

 (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

956 Ostrich Fern Ct., Las vegas, Nevada 89183 Loan #568476860

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
  - 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
  - Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
  - Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
  - Internal communications such a memoranda, handwritten notes, etc. as well as all
    electronically-stored information such as e-mails, telephone recordings, and
    correspondences from the Debtor.
  - Any and all communications and/or documents sent to the Debtor at the commencement
    of Shellpoint Mortgage Servicing servicing the Loan including the address where the
    documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 39

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT District of **NEVADA** In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

	and the state of t
received this subpoena for (name of individual and title,	if any):
n (date)	
1	ed person as follows:
I served the subpoena by delivering a copy to the name	ed person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
	tates, or one of its officers or agents, I have also tendered to the allowed by law, in the amount of \$
I declare under penalty of perjury that this information	
ate:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

- (1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:
- (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or
- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
  - (i) is a party or a party's officer; or
- (ii) is commanded to attend a trial and would not incur substantial expense.
  - (2) For Other Discovery. A subpoena may command:
- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.
- (3) Quashing or Modifying a Subpoena.
- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply:
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

# (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

### (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

1013 Golden Hawk Way, Las Vegas, Nevada 89108 Loan #578214232

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Shellpoint Mortgage Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 40

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT NEVADA District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on

the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

( I mid beenom binowing more of midd ( inter the	court unless required by Fed. R. Civ. 1. 45.)
received this subpoena for (name of individual and title, if a n (date)	ny):
	person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
Inless the subpoena was issued on behalf of the United State ritness the fees for one day's attendance, and the mileage allows fees are \$ for travel and \$ for service.	
I declare under penalty of perjury that this informatio	on is true and correct.
ate:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

## (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

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order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply:

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies, or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

# (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
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- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim, and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

1701 Empire Mine Dr., Henderson, Nevada 89014 Loan number is unknown

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or
  describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
  for taxes and insurance, any other fees or charges placed on the account, and credits
  applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
  - Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
  - Internal communications such a memoranda, handwritten notes, etc. as well as all
    electronically-stored information such as e-mails, telephone recordings, and
    correspondences from the Debtor.
  - Any and all communications and/or documents sent to the Debtor at the commencement
    of Shellpoint Mortgage Servicing servicing the Loan including the address where the
    documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 41

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15)

Case No	UNITED STATE	ES BANKRUI	PTCY COURT	
Case No18-12734-mkn  Chapter		District of	NEVADA	
Case No	re SCHULTE PROPERTIES LLC			
Chapter	Debtor	0.31	10 10724 mlm	
Plaintiff V. Adv. Proc. No	(Complete if issued in an adversary proceeding)	Case No	10-12/34-MKN	
Plaintiff V. Adv. Proc. No		Chapter	11	
Defendant  SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)  To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148  (Name of person to whom the subpoena is directed)  Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto  PLACE  10:00 am  Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it.  PLACE  The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, ar attached – Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of no loing so.  Date:  CLERK OF COURT  OR  Ist Matthew L. Johnson, Esq.  Signature of Clerk or Deputy Clerk  Attorney's signature  The name, address, email address, and telephone number of the attorney representing (name of party)  Schulle Properties LLC  , who issues or requests this subpoena, are:	Plaintiff			
SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)  To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148  (Name of person to whom the subpoena is directed)  Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto  PLACE  Bash W. Sahara Ave., Las Vegas, Nevada 89117  DATE AND TIME  O6/27/21  10:00 am  Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it.  PLACE  DATE AND TIME  The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached — Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of no loing so.  Date:  CLERK OF COURT  OR  Signature of Clerk or Deputy Clerk  Attorney's signature  The name, address, email address, and telephone number of the attorney representing (name of party)  Schulte Properties LLC  , who issues or requests this subpoena, are:		Adv Proc	No	
SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)  To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148  (Name of person to whom the subpoena is directed)  Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto  PLACE  BATE AND TIME  O6/27/21  10:00 am  Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it.  PLACE  The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, and attached – Rule 45(e), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of no loing so.  Date:  CLERK OF COURT  OR    Ist   Matthew L.   Johnson, Esq.	D. 6 = 1 = 0	Adv. Floc.	140.	
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attached – Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of no doing so.  Date:  CLERK OF COURT  OR  /s/ Matthew L. Johnson, Esq.  Attorney's signature  The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC  , who issues or requests this subpoena, are:				
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CLERK OF COURT  OR  /s/ Matthew L. Johnson, Esq.  Attorney's signature  The name, address, email address, and telephone number of the attorney representing (name of party)  Schulte Properties LLC , who issues or requests this subpoena, are:	Date:			
Signature of Clerk or Deputy Clerk  Attorney's signature  Attorney is signature  The name, address, email address, and telephone number of the attorney representing (name of party)  Schulte Properties LLC , who issues or requests this subpoena, are:				
Signature of Clerk or Deputy Clerk  Attorney's signature  Attorney is signature  The name, address, email address, and telephone number of the attorney representing (name of party)  Schulte Properties LLC , who issues or requests this subpoena, are:		OB		
The name, address, email address, and telephone number of the attorney representing (name of party)  Schulte Properties LLC , who issues or requests this subpoena, are:		OR /s/ M	latthew L. Johnson, Esq.	
The name, address, email address, and telephone number of the attorney representing (name of party)  Schulte Properties LLC, who issues or requests this subpoena, are:			40	
3 Annual Control of Annual Control of Contro	Signature of Clerk or Deputy (	Clerk	Attorney's signature	
	The name, address, email address, and telephone numb	per of the attorney rep	presenting (name of party)	

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

# PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	any):
I served the subpoena by delivering a copy to the named	person as follows:
on (date)	; or
I returned the subpoena unexecuted because:	
	res, or one of its officers or agents, I have also tendered to the llowed by law, in the amount of \$
I declare under penalty of perjury that this information	on is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

Additional information concerning attempted service, etc.:

# Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13) (made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

### (c) Place of compliance.

- (1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:
- (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or
- (B) within the state where the person resides, is employed, or regularly transacts business in person, if the person
  - (i) is a party or a party's officer, or
- (ii) is commanded to attend a trial and would not incur substantial expense.

#### (2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

# (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

### (2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

## (3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c):
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires;
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party.
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

# (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

1392 Echo Falls Ave., Las Vegas, Nevada 89183 Loan #568476861

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Shellpoint Mortgage Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 42

3729 Discovery Creek Ave., North Las Vegas, Nevada 89031 Loan #579347197

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
  - Internal communications such a memoranda, handwritten notes, etc. as well as all
    electronically-stored information such as e-mails, telephone recordings, and
    correspondences from the Debtor.
  - Any and all communications and/or documents sent to the Debtor at the commencement
    of Shellpoint Mortgage Servicing servicing the Loan including the address where the
    documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 10:00 am 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. DATE AND TIME PLACE The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) , who issues or requests this subpoena, are: Schulte Properties LLC Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

## PROOF OF SERVICE

(Ini	section should not be file	ea with the court unle	ess required by Fed. R. Civ. P. 45.)
received this subpoer n (date)	and the same and t	and title, if any):	
I served the subpoo	na by delivering a copy to	the named person as for	ollows:
	on (da	ute)	; or
I returned the subp	pena unexecuted because:		
itness the fees for on		e mileage allowed by la	f its officers or agents, I have also tendered to the w, in the amount of \$
I declare unde	r penalty of perjury that thi	is information is true ar	nd correct.
ate:	_		
		-	Server's signature
		-	Printed name and title
		-	Server's address

#### (e) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer, or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person, and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must.

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

# EXHIBIT 43

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter 11 Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ZBS LAW, LLP 9435 W. RUSSELL RD, STE 120 LAS VEGAS, NV 89148 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 06/27/21 10:00 am 8831 W. Sahara Ave., Las Vegas, Nevada 89117 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

#### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

	a for (name of individual a	nd title, if any): _	
I served the subpoena by delivering a copy to the named person as follows:			
	on (dat	te)	; or
I returned the subpo	pena unexecuted because:		
witness the fees for one My fees are \$	e day's attendance, and the	mileage allowed for services,	one of its officers or agents, I have also tendered to the by law, in the amount of \$  for a total of \$  rue and correct.
ate:			
		_	Server's signature
		-	Printed name and title
		_	Server's address

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition, A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

(1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:

(A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored

information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must.

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

3383 Cloverdale Ct., Las Vegas, NV 89117 Loan #579475214

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Shellpoint Mortgage Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
  - The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
  - Statement of account, accounting, and/or documents that concern, refer, relate to, or
    describe all payments, credits, debits, interest charges, late fees, attorney fees, advances
    for taxes and insurance, any other fees or charges placed on the account, and credits
    applied to the mortgage Loan account.
  - 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
  - 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Shellpoint Mortgage Servicing.
  - Internal communications such a memoranda, handwritten notes, etc. as well as all
    electronically-stored information such as e-mails, telephone recordings, and
    correspondences from the Debtor.
  - Any and all communications and/or documents sent to the Debtor at the commencement
    of Shellpoint Mortgage Servicing servicing the Loan including the address where the
    documents were sent.
  - 8. Any and all contracts and/or agreements between you and the Debtor.
  - 9. All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
  - Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Shellpoint Mortgage Servicing and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 44

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: ALDRIDGE PITTE LLP 4375 JUTLAND DR., STE 200 SAN DIEGO, CA 92117 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for	name of individual and ti	itle, if any):
on (date)		
I served the subpoena by	delivering a copy to the n	named person as follows:
	on (date)	; or
1 returned the subpoena u	nexecuted because;	
witness the fees for one day's	s attendance, and the mile	ed States, or one of its officers or agents, I have also tendered to the eage allowed by law, in the amount of \$
I declare under penal	ty of perjury that this info	formation is true and correct.
Date:		
		Server's signature
		Printed name and title
		Server's address

#### (c) Place of compliance.

 For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form, The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

### 509 Canyon Greens Dr. Las Vegas, Nevada 89144 Loan # 1019674004

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with Specialized Loan Services LLC:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with Specialized Loan Services LLC.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of Specialized Loan Services LLC servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between Specialized Loan Services LLC and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 45

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT District of **NEVADA** In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: Countrywide Home Loans/BAC PO BOX 10219 Van Nuys, CA 91410 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

(-	nio section should not be in	ied with the court unless required by Fed. R. Civ. 1. 43.)
received this subpo	ena for (name of individual o	and title, if any):
(date)		
I served the subp	oena by delivering a copy to	the named person as follows:
	on (da	ate); or
I returned the su	opoena unexecuted because:	
		United States, or one of its officers or agents, I have also tendered to the e mileage allowed by law, in the amount of \$
My fees are \$	for travel and \$	for services, for a total of \$
I declare un	der penalty of perjury that th	is information is true and correct.
ate:	_	
		Server's signature
		Printed name and title
		Server's address

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person, and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has, must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

2614 Sweet Leilani Ave., North Las Vegas, Nevada 89031 Loan # 100242287

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with BAC Home Loans Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with BAC Home Loans Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of BAC Home Loans Servicing servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between BAC Home Loans Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 46

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT **NEVADA** District of In re SCHULTE PROPERTIES LLC Debtor Case No. 18-12734-mkn (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: Countrywide Home Loans/BAC PO BOX 10219 Van Nuys, CA 91410 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 06/27/21 10:00 am Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT OR /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subnoena f	or (name of individual an	d title, if any):
n (date)	or (name of marriana and	a inie, ij uityj.
I served the subpoena	by delivering a copy to th	ne named person as follows:
	on (date	; or
I returned the subpoen	a unexecuted because:	
		nited States, or one of its officers or agents, I have also tendered to the nileage allowed by law, in the amount of \$
Iy fees are \$	for travel and \$	for services, for a total of \$
I declare under pe	enalty of perjury that this i	information is true and correct.
ate:		
		Server's signature
		Printed name and title
		Server's address

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party of attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an

order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information, or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it

## **EXHIBIT A**

9521 Sierra Summit Ave., Las Vegas, Nevada 89134 Loan # 5266345

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with BAC Home Loans Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with BAC Home Loans Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of BAC Home Loans Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between BAC Home Loans Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 47

	PTCY COURT	
strict of	NEVADA	
	ph a bank	
Case No	18-12734-mkn	
Chanter	11	
Chapter		
Adv. Proc.	No	
ys, CA 91410		
whom the subp	oena is directed)	
	[2] 그렇게 5 시간 회사에 가장하다. 그런 이 없는 사람은 사람은 사람들이 다 없었다.	
	DATE AND TIME	
	06/27/21	10:00 am
te, and location	set forth below, so that the rec	questing party
ile 45(d), relati	ng to your protection as a pers	on subject to a
- 0.0		
OR /s/ M	atthew L. Johnson, Esq.	
-		
		, (702)471-0065
	sts this subpoena	
	Adv. Proc.  INFORMATI PTCY CASH  ys, CA 91410  whom the subp  the time, date, to permit entry of te, and location e property or an  e applicable in the property or an  e applicable in the property or an  or applicable in the property or an  e applicable in the property or and the property or an  e applicable in the property or an experiment of the property of the property of the property or an experiment of the property or an experiment of the prope	the time, date, and place set forth below the factor permit inspection, copying, testing, or san DATE AND TIME 06/27/21  In permit entry onto the designated premises, late, and location set forth below, so that the receip property or any designated object or operation DATE AND TIME  DATE AND TIME  DATE AND TIME  The applicable in bankruptcy cases by Fed. R. But alle 45(d), relating to your protection as a person respond to this subpoena and the potential control of the subpoena and

the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (Page 2)

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for (name of individual and title, if on (date)	any):	
I served the subpoena by delivering a copy to the named person as follows:		
on (date)	; or	
I returned the subpoena unexecuted because:		
witness the fees for one day's attendance, and the mileage a  My fees are \$ for travel and \$ for se		
I declare under penalty of perjury that this information Date:	ion is true and correct.	
	Server's signature	
	Printed name and title	
	Server's address	

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

- (A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:
- (i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.
- (ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim, and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

5709 Ridgetree Ave., Las Vegas, Nevada 89107 Loan # 943813

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with BAC Home Loans Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with BAC Home Loans Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of BAC Home Loans Servicing servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- 10. Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
  - 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between BAC Home Loans Servicing and the owner of the mortgage Loan.
  - 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
  - 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 48

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects or To Permit Inspection in a Bankruptcy Case or Adversary Proceeding) (12/15) UNITED STATES BANKRUPTCY COURT District of In re SCHULTE PROPERTIES LLC Debtor 18-12734-mkn Case No. (Complete if issued in an adversary proceeding) Chapter Plaintiff V. Adv. Proc. No. Defendant SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING) To: Countrywide Home Loans/BAC PO BOX 10219 Van Nuys, CA 91410 (Name of person to whom the subpoena is directed) Production: YOU ARE COMMANDED to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: See Exhibit A, attached hereto PLACE DATE AND TIME 8831 W. Sahara Ave., Las Vegas, Nevada 89117 10:00 am 06/27/21 Inspection of Premises: YOU ARE COMMANDED to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it. PLACE DATE AND TIME The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached - Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so. Date: CLERK OF COURT /s/ Matthew L. Johnson, Esq. Signature of Clerk or Deputy Clerk Attorney's signature The name, address, email address, and telephone number of the attorney representing (name of party) Schulte Properties LLC \_ , who issues or requests this subpoena, are: Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vegas, Nevada 89117, mjohnson@mjohnsonlaw.com, (702)471-0065 Notice to the person who issues or requests this subpoena If this subpoena commands the production of documents, electronically stored information, or tangible things, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

#### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

		med with the court uniess required by real id civi r. 43.)
received this subpos	ena for (name of individual	nal and title, if any):
n (date)		
I served the subpo	ena by delivering a copy to	to the named person as follows:
	on (a	(date); or
I returned the sub	poena unexecuted because	se:
		the United States, or one of its officers or agents, I have also tendered to the the mileage allowed by law, in the amount of \$
My fees are \$	for travel and \$	for services, for a total of \$
I declare und	er penalty of perjury that the	t this information is true and correct.
ate:	_	
		Server's signature
		Printed name and title
		Server's address

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

 (A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

- (1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.
- (2) Command to Produce Materials or Permit Inspection.
- (A) Appearance Not Required, A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.
- (B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

- (A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:
  - (i) fails to allow a reasonable time to comply;
- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or
  - (iv) subjects a person to undue burden.
- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- (i) disclosing a trade secret or other confidential research, development, or commercial information; or

- (ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.
- (C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:
- (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and
- (ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
- (B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
- (C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.
- (D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

#### (2) Claiming Privilege or Protection.

- (A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:
  - (i) expressly make the claim; and
- (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
- (B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has, must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.
- (g) Contempt. The court for the district where compliance is required and also, after a motion is transferred, the issuing court may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

10317 Neopolitan Pl., Las Vegas, Nevada 89144 Loan # 74761662

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with BAC Home Loans Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- 4. Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with BAC Home Loans Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement of BAC Home Loans Servicing servicing the Loan including the address where the documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between BAC Home Loans Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.

# EXHIBIT 49

B2570 (Form 2570 - Subpoena to Produce Documents, Information, or Objects	or To Permit Inspection	in a Bankruptcy Case or Adversary Proce	eeding) (12/15)
UNITED STATES	BANKRU	PTCY COURT	
	District of	NEVADA	
n re SCHULTE PROPERTIES LLC			
Debtor			
	Case No.	18-12734-mkn	
(Complete if issued in an adversary proceeding)	<b>C</b> 1	11	
	Chapter	11	
Plaintiff			
V.	Adv. Proc.	No.	
Defendant			
SUBPOENA TO PRODUCE DOCUMENT INSPECTION OF PREMISES IN A BANK			
To: Countrywide Home Loans/BAC PO BOX 10219 Van	Nuys, CA 91410		
(Name of perso	on to whom the subj	ooena is directed)	
Production: YOU ARE COMMANDED to produce documents, electronically stored information, or objects, material: See Exhibit A, attached hereto			
PLACE		DATE AND TIME	- 1 A A
8831 W. Sahara Ave., Las Vegas, Nevada 89117		06/27/21	10:00 am
Inspection of Premises: YOU ARE COMMANDED other property possessed or controlled by you at the time, may inspect, measure, survey, photograph, test, or sample PLACE	, date, and location	set forth below, so that the re	questing party
The following provisions of Fed. R. Civ. P. 45, m			
attached – Rule 45(c), relating to the place of compliance subpoena; and Rule 45(e) and 45(g), relating to your duty doing so.			
Date:			
CLERK OF COURT			
	OR		
	/s/ <u>N</u>	fatthew L. Johnson, Esq.	
Signature of Clerk or Deputy Cler	rk	Attorney's signature	
The name, address, email address, and telephone number Schulte Properties LLC , who issues or reque			
Johnson & Gubler, P.C., 8831 W. Sahara Ave., Las Vega			n, (702)471-0065
Notice to the person wh			
If this subpoena commands the production of documents,	electronically sto	red information, or tangible thi	ings, or the

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

### PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

received this subpoena for (name of individual and title, ij	f any):
on (date)	
I served the subpoena by delivering a copy to the name	d person as follows:
on ( <i>date</i> )	; or-
I returned the subpoena unexecuted because:	
vitness the fees for one day's attendance, and the mileage	
My fees are \$ for travel and \$ for s	services, for a total of \$
I declare under penalty of perjury that this informa	ation is true and correct.
Date:	
	Server's signature
	Printed name and title
	Server's address

#### (c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

- (A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and
  - (B) inspection of premises, at the premises to be inspected.

#### (d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense: Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

- (ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);
- (iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

- (B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:
- disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

 (i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

#### (e) Duties in Responding to a Subpoena.

- (1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:
- (A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
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(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must.

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

## **EXHIBIT A**

10317 Neopolitan Pl., Las Vegas, Nevada 89144 Loan # 154705533

Please produce the following documents for the above-referenced mortgage loan ("Loan") since the commencement of its servicing with BAC Home Loans Servicing:

- Note, promissory note, endorsements, allonges, riders, attachments, amendments and/or modifications.
- 2. The deed of trust or mortgage, with any and all endorsements, allonges, riders, attachments and/or amendments.
- Statement of account, accounting, and/or documents that concern, refer, relate to, or describe all payments, credits, debits, interest charges, late fees, attorney fees, advances for taxes and insurance, any other fees or charges placed on the account, and credits applied to the mortgage Loan account.
- Collection notes, full payment histories, including any and all payment history commentary, account summaries, call logs, notices, and correspondences of any kind.
- 5. Mortgage and escrow statements, including records indicating account balance, and status since the Loans commencement with BAC Home Loans Servicing.
- Internal communications such a memoranda, handwritten notes, etc. as well as all
  electronically-stored information such as e-mails, telephone recordings, and
  correspondences from the Debtor.
- Any and all communications and/or documents sent to the Debtor at the commencement
  of BAC Home Loans Servicing servicing the Loan including the address where the
  documents were sent.
- 8. Any and all contracts and/or agreements between you and the Debtor.
- All documents evidencing any changes, fees, advances for taxes and insurance, or any amount applied for the Loan.
- Any and all documents evidencing any transfer or assignment of the note, deed of trust and/or mortgage relating to the Loan.
- 11. Any and all documents that identify the owner of the mortgage Loan as well as documents governing the relationship between BAC Home Loans Servicing and the owner of the mortgage Loan.
- 12. Any and all documents and electronically stored information related to or documenting the transactions through which you acquired the portfolio of the servicing rights that included the servicing right of the Loan.
- 13. Any and all Form 1098, Mortgage Interest Statement, for the above loan.